

MINUTES
WEST VALLEY LAND USE ADVISORY COMMITTEE (WV LUAC)
July 28, 2021

Chairman Steve Alejandro called the meeting to order at 6:00pm. Committee members present were: Steve Alejandro, Monty Long, Bruce Colburn, Paul McKenzie. A quorum of the advisory committee was present. The meeting was held at West Valley School library. No County Planning staff was present. One member of the public attended.

The minutes from the May 26, 2021 meeting were reviewed and approved. Motion by Monty L. Second by Bruce C., motion passed unopposed.

OLD BUSINESS:

West Valley Survey:

- Just over 2000 surveys were mailed out. A handful were returned as undeliverable.
- Over 300 surveys were completed and returned. Primarily by mail, a few used the website – online version, some did both.
- Still in the process of tabulating the results, about 1/3rd have had binary results tallied, no written comments have been consolidated yet. Steve A is doing the tally work.
- Some preliminary trends were noted:
 - Age of respondents was heavily weighted to the 56yr+ range.
 - Heavy to respondents north of McManamy Draw area.
 - Things valued:
 - Quality of life
 - Rural agricultural – forest feel – recreation -aesthetics
 - Over half of respondents felt quality of life was declining
 - Strong anti-growth anti commercialization sentiment among respondents
 - Tax costs and affordability were concerns
 - Too much growth too fast. – Some strongly opposed to ANY additional growth
 - Larger lot size was preferred over small.
 - Land uses that received strong negative response include: Commercial – retail, concrete – asphalt plants, hotels – resorts - RV parks, golf courses, apartments, low income housing, multi family residential
 - Concerns over zoning enforcement and compliance
 - Generally approve level of services (fire, roads, safety, zoning), traffic being the exception
- In discussions, the committee noted that based on the preliminary results, it appears the sentiments of the neighborhood are remaining consistent with the existing plan – zoning regulations.
- Challenge will be to how to use survey results and public comment to review and update the plan.
- Discussion of next steps. Hope to have survey results fully tallied by August meeting.
- Public meeting in September should include:
 - Presentation on what the process is, how it works, timing etc. Either Planning Office Staff or maybe Erica could help with this.
 - How does the neighborhood plan relate to zoning?
 - Present survey results
 - Receive additional public input
 - Solicit volunteers to work on plan revision.

GENERAL PUBLIC COMMENT: None

Next meeting August 25th 6pm West Valley School

Bruce C. made a motion to adjourn, second by Monty L. The motion was Passed unopposed at 7:31pm

Respectfully Submitted,

Paul McKenzie

Secretary, West Valley Land Use Advisory Committee